GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – Tirupati Urban Development Authority – Change of Land use from Truck Terminal use to Commercial use in Sy.No.17/1 of Daminedu (V) in Tiruchanoor Panchayat, Tirupati Rural (M), Chittoor District to an extent of 0.665 Acres – Draft Variation – Confirmation - Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H2) DEPARTMENT

G.O.MS.No. 59 Dated: 08-02-2017
Read the following:-

1.From the VC, TUDA, Tirupati, Lr.Roc.No.2019/G1/2014, Dated:29.06.2015
2.Governemnt Letter No.27318/H2/2015, Dated:02.01.2016.
3.From the Vice Chairman, Tirupati Urban Development Authority, Lr.Roc. No.2019/G1/2014, Dated: 11.04.2016.
4.Government Memo.No.11411/I2/2011, MA&UD (I2) Department, Dated:30.06.2012.
5.Government Memo No.27318/H2/2015, Dt.10.05.2016.
6.Notification No.119, Dated:16.05.2016 published in Part-I of Andhra Pradesh Gazette.
7.From the Vice-Chairman, TUDA, Tirupati, Lr.Rc.No.2019/G1/2014, Dt.07.11.2016.

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ORDER:

The Draft Variation to the land use envisaged in the Master Plan of Tirupati Urban Development Authority Region issued in the Government Memo 5th read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.119, Part-I, Dated:16.05.2016. In the letter 7th read above the Vice Chairman, Tirupati Urban Development Authority, Tirupati as reported that the Draft Variation Notification was published in two Daily News Papers, calling for objections & suggestions and upon publication of notification, no objections and suggestions were received from the public within the stipulated period. The applicant has paid an amount of Rs.94,220/- towards development charges and conversion charges vide challan Nos.3220 & 3221, Dt.17.03.2016. Hence, the Draft Variation is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

[BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH]

R.KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, Andhra Pradesh,Vijayawada.
The Vice Chairman, Tirupati Urban Development Authority, Tirupati.

Copy to:

The applicant through the Vice Chairman, Tirupati Urban Development Authority, Tirupati.
The Commissioner, Municipal Corporation, Tirupati.
The Special Officer & Competent Authority, Urban Land Ceiling, Tirupati.
The District Collector, Chittoor District.
SC/SF.

//Forwarded :: By Order//

SECTION OFFICER

APPENDIX

NOTIFICATION

The following variation to the land use envisaged in the Master Plan of Tirupati Urban Development Authority Region and its vicinity which was sanctioned in G.O.Ms.No.148, Municipal Administration & Urban Development (H2) Department, Dated:21.03.2005 is proposed in exercise of the powers conferred by Sub-section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authority Act,2016.

[P.T.O.]

VARIATION

The site falling in Sy.No.17/1 of Daminedu (V) in Tiruchanoor Panchayat, Tirupati Rural (M), Chittoor District to an extent of 0.665 Acres the boundaries of which are given in the schedule below, which is presently earmarked for Truck Terminal use in Tirupati Urban Development Authority Region, sanctioned in G.O.Ms.No.148, MA&UD (H2) Department, Dated:21.03.2005 is now designated as Commercial use by variation of Change of Land Use, as was shown in modification to the Master Plan (MMP) No.1/2016, Tirupati Urban Development Authority which is available in the office of the Tirupati Urban Development Authority, Tirupati, subject to the following conditions; namely:-

1. The applicant shall pay the development / conversion charges to the Tirupati Urban Development Authority, Tirupati.
2. The applicant shall hand over the land for road widening if any, on free of cost to the concerned authority through Registered Gift Deed.
3. The applicant shall submit the plans for approval of layout to the competent authority before taking any developmental activity site under reference.
4. The applicant shall obtain approval of building plans for construction of buildings from Tirupati Municipal Corporation, Tirupati duly paying necessary charges to Tirupati Municipal Corporation, Tirupati and Tirupati Urban Development Authority, Tirupati as per rules in force.
5. The title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Tirupati Urban Development Authority, Tirupati /Tirupati Municipal Corporation before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
6. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
7. After approval of the change of land use the applicant have to apply to Tirupati Urban Development Authority, Tirupati for necessary development permission duly paying the charges / fees to Tirupati Urban Development Authority, Tirupati.
8. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
9. The above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
10. Any other conditions as may be imposed by Vice Chairman, Tirupati Urban Development Authority, Tirupati.

SCHEDULE OF BOUNDARIES

North : Existing 100'wide Tirupati - Renigunta road.
South : Existing 40'wide Tirupati – Renigunta road.
East : Vacant land in Sy.No.17/2 (Part) of Daminedu Village.
West : Vacant land in Sy.No.17/1 (part) of Daminedu village.

R.KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER